

**MINUTES OF THE ZONING BOARD**  
**PUBLIC HEARING AND REGULAR MEETING,**  
**MONDAY, DECEMBER 19, 2016 AT**  
**7:00PM, ON THE 4<sup>th</sup> FLOOR, CAFETERIA,**  
**GOVERNMENT CENTER BLDG, 888 WASHINGTON**  
**BLVD., STAMFORD, CT**

Present for the Board: David Stein (Acting Chair), Rosanne McManus (Acting Secretary), Bill Morris, Joanna Gwozdzowski and Sandra Dennies (Alternate), Present for staff: Ralph Blessing, Land Use Bureau Chief, and Vineeta Mathur, Associate Planner

Acting Chair Stein called the meeting to order 7:05 pm.

**PUBLIC HEARING**

1. **Application 216-42 Stamford Yacht Club, 97 Ocean Drive West and 0 & 43 Ralsey Road South, Stamford, CT, Special Exception, Coastal Site Plan Review and Site and Architectural Plans Review.** Application is proposing the reconfiguration of the paddle tennis courts, the construction of a new warming hut and the renovation of the existing hard courts to clay. These proposed improvements will be located in the northeast portion of the site, in the same general area as it currently exists. A small patio/extension of the existing walkway at the southwest corner of the site is also proposed.

Acting Chair Stein read applications 216-42 for the record.

Ms. Gwozdzowski recused herself from this application.

Acting Chair Stein then seated Ms. Dennis since Chairman Mills was not in attendance.

Acting Secretary McManus read the Planning board referral comments for the record.

Richard Redniss of Redniss & Mead submitted the mailing into the record. He then made a brief presentation of the proposed project using presentation boards. He outlined the reconfiguration of the paddle tennis courts, the construction of the new warming hut and the renovations of the existing hard court to clay. He explained that these improvements will be in the same general area as it currently exists (northwest corner). A small patio/extension of the existing walkway located at the southwest corner is also proposed. He described the underground irrigation system in the new tennis courts to avoid runoff the landscaping plan and the lighting plan. He stated that the lighting will turn off at 10 pm for the hard court and that there will be no lighting on the tennis courts. He also stated that he has no issues with the conditions set forth by Engineering and EPB.

He spoke about the staff report comments relating to parking additional the renderings: He stated that the parking is non-conforming, i.e. it does not meet the parking standards. The new standard would ensure that any new Yacht club will be adequately parked.

Acting Chair Stein asked if Mr. Redniss could remind them about the new parking standard for Yacht Clubs. Mr. Redniss replied that one space for every (4) four members and (1) one space for every employee

Mr. Redniss than presented the board with copies of the rendering he also stated that there will be a landscaping maintenance agreement.

Ms. Dennies asked if the plantings are going to go extend around the corner.

Mr. Redniss stated that the current trees will be pruned and fertilized and also will be replaced as needed. He also stated the he agrees that the fencing repairs be a condition of approval. Per neighbors request the fencing will be upgraded and to a height of 6ft and extended along Ralsey Road filling in the gaps.

Mr. Morris asked regarding the access to the boat storage area now that the street access will be blocked off.

Mr. Redniss showed the access on the presentation board. He also stated that the winter storage masts will be removed from the boats during the winter.

Mr. Blessing asked about the height of the floor for the warming hut.

Philip Ross, architect for the warming hut described the proposed project and stated that the floors will be above the flood plain.

Mr. Morris asked confirmation of the fact that the foundation is approximately 6 feet high.

Mr. Redniss replied yes, approximately.

Acting Chair Stein asked to be shown the rendering with the arborvitaes.

Mr. Redness showed the evergreen trees on the presentation board.

Acting Chair Stein stated that the trees do a good job of covering the structure.

## **PUBLIC COMMENTS FOR APPLICATION 216-42**

**Angela Swanepoel**, 41 Ralsey Road South expressed concern with the fencing and the parking along Ralsey Road and the masts being visible.

Acting Chair Stein asked if she was concerned with seeing the masts.

**Ms. Swanepoel** answered that yes she did not want them to be visible. She also expressed concern with the deed for the Ralsey Road and asked that the restriction regarding the use of the property for residential purpose be retained.

Mr. Morris asked if inflatable boats are being stored on Ralsey Road

Ms. Swanepoel, replied yes there is one there now.

**James Winter**, 37 Ralsey Road South requested that the additional planting be consistent with the planting that are already there. He asked if the Special Exception preclude the Yacht Club from notifying the neighbors of any changes.

Ms. Mathur stated that no, they would still have to come before the board and would have the same notification requirement.

Acting Chair Stein concurred that it does not change the notice requirements.

**Mr. Winter** expressed concern with the deed and with boat parking along Ralsey Road.

Mr. Redniss noted that he missed adding the boat parking and we will make it a condition of approval. There will be no boat parking along Ralsey Road.

Acting Chair Stein asked if the boat parking will only be on the western side of the property.

Mr. Redniss replied yes. He then described the deed requirements that are not enforced by zoning board. He agreed with staff that if the Yacht Club wishes to make any future changes that they would have to go through the application process for approval.

Mr. Morris asked that the applicant update the plan to show the boat storage.

Mr. Redniss we will be happy to provide that and to make that a condition for approval. Site plan can be filed with the office.

Mr. Blessing asked what is the separation between boat storage and the tennis courts to the east?

Mr. Redniss noted that a chain link fence with a screen and a sound barrier which is standard for tennis courts.

Mr. Blessing asked for confirmation that currently there is no sidewalk and none is proposed on Ralsey Road.

Mr. Redniss answered that that was correct.

**William Krasnor**, 4 South Sagamore Lane (member of Stamford yacht club) feels that this is an improvement and is in favor of the project.

Acting Chair Stein closed the public hearing for application 216-42.

Staff will prepare an updated set on conditions for application 216-42

### **REGULAR MEETING**

#### **APPROVAL OF MINUTES:**

Minutes for Approval: November 21, 2016: Ms. Dennies and Gwozdzowski recused themselves as they were not present for this meeting. Following a brief discussion, Mr. Morris moved to approve the minutes with modifications made, seconded by Ms. McManus carried on a vote of 3 to 0 (Mr. Morris, Mr. Stein & Ms. McManus).

### **PENDING APPLICATIONS**

1. Application 216-40 Osrock LLC. 401 Shippan Avenue, Stamford,CT, Special Exception, Coastal Site Plan Review and Site and Architectural Plan Review,

After a brief discussion of the staff conditions a motion was made by Mr. Morris to approve application 216-42, seconded by Ms. McManus and carried on a vote of 5 to 0 (Mr. Stein, Mr. Morris, Ms. McManus, Ms. Gwozdzowski & Ms. Dennies).

2. Application 216-43 – 45 Church Street Properties, LLC, c/o Carmody Torrance Sandak &Hennessey LLP, 707 Summer Street, Stamford, CT, Text Change,

Mr. Blessing stated for the record that the board received petitions today (December 19, 2016) one in favor and one opposed. Acting Chair Stein – Ok to enter into the file.

Ms. Mathur presented the revised (December 16, 2016) text change to the board for discussion. Mr. Morris asked for confirmation that the text change does not directly relate with 45 Church Street.

Ms. Mathur answered that yes the text change is more general.

After a brief discussion a motion was made by Ms. McManus to approve application 216-43 as revised on December 16, 2016 and amended, seconded by Ms. Gwozdzowski and carried on a vote of 5 to 0 (Mr. Stein, Mr. Morris, Ms. McManus, Ms. Gwozdzowski & Ms. Dennies).

3. Application 216-11 – JOSEPH CRISCUOLO, 45 CHURCH STREET, Map Change,

Ms. Manus stated that she believes that the zoning board should not consider any future applications for this district until the zoning board sees how this (45 Church Street) progresses. She expressed that she is in favor of 45 Church Street going forward only because it is an existing building and would be an improvement to the neighborhood. But going forward would like to wait and see.

Ms. Gwozdzowski stated that she agreed with Ms. McManus because 45 Church Street is an existing building it should be approved. The used as proposed is not an issue but going forward we need to wait.

Mr. Morris stated that he is not in favor of the project and not in favor of expanding the V-C District. We should wait to expand the V-C until the entire area has been converted.

Ms. Dennies stated that waiting is not as big of an issue for her. She hears the publics concerns. She stated that she believes that traffic will not impact the neighborhood. And that the existing building should be improved. She would like to review the TOD study.

Mr. Blessing stated that we can ask the traffic department to provide you with an update report.

Mr. Stein stated that he agrees that the office building needs to be improved for the neighborhood.

Ms. McManus noted that she had asked staff if the approval will set a wrong precedent and had received an answer that it will not.

After a brief discussion a motion was made by Ms. Gwozdzowski to approve application 216-42, seconded by Ms. McManus and carried on a vote of 4 to 1 (Mr. Stein (Yes), Ms. McManus (Yes) & Ms. Gwozdzowski, (Yes) Morris (No).

## **ADJOURNMENT**

Mr. Morris moved to adjourn the meeting at 8:20 pm, seconded by Ms. McManus and carried on a vote of 5 to 1 (Mr. Stein, Mr. Morris, McManus, Ms. Gwozdzowski & Ms. Dennies)

The meeting was adjourned at 8:22 pm

Respectfully submitted,

Rosanne McManus, Secretary  
Stamford Zoning Board

ZB PH121916

### **NOTE:**

These proceedings were recorded on **video** and are available for viewing through the City of Stamford's web page – [www.stamfordct.gov](http://www.stamfordct.gov).

There proceedings were also **audio tape** recorded and are available for review in the Land Use Bureau located on the 7<sup>th</sup> floor of the Government Center, 888 Washington Boulevard, during regular business hours.